

118.0

0003

0022.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

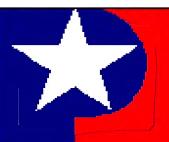
715,900 / 715,900

USE VALUE:

715,900 / 715,900

ASSESSED:

715,900 / 715,900

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
324		FOREST ST, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: MONDS RUSSELL D	
Owner 2: DESMARAIS SAMANTHA	
Owner 3:	

Street 1: 324 FOREST ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

**PREVIOUS OWNER**

Owner 1: TURNER SUSAN J -

Owner 2: -

Street 1: 324 FOREST ST

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

**NARRATIVE DESCRIPTION**

This parcel contains 4,621 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1940, having primarily Vinyl Exterior and 2117 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	4	Rolling
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4621		Sq. Ft.	Site		0	70.	1.21	5									391,040						391,000	

**IN PROCESS APPRAISAL SUMMARY**

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							4621.000		324,300		600		391,000		715,900							
Total Card							0.106		324,300		600		391,000		715,900		Entered Lot Size					
Total Parcel							0.106		324,300		600		391,000		715,900		Total Land:					
Source: Market Adj Cost																	Land Unit Type:					

**PREVIOUS ASSESSMENT**

Parcel ID										
118.0-0003-0022.0										
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	324,300	600	4,621.	391,000	715,900	715,900	Year End Roll	12/18/2019
2019	101	FV	252,100	600	4,621.	396,600	649,300	649,300	Year End Roll	1/3/2019
2018	101	FV	252,100	0	4,621.	296,100	548,200	548,200	Year End Roll	12/20/2017
2017	101	FV	230,100	0	4,621.	268,100	498,200	498,200	Year End Roll	1/3/2017
2016	101	FV	240,300	0	4,621.	257,000	497,300	497,300	Year End	1/4/2016
2015	101	FV	234,400	0	4,621.	217,900	452,300	452,300	Year End Roll	12/11/2014
2014	101	FV	234,400	0	4,621.	206,700	441,100	441,100	Year End Roll	12/16/2013
2013	101	FV	234,400	0	4,621.	196,600	431,000	431,000		12/13/2012

Parcel ID

118.0-0003-0022.0

!9175!

**PRINT**

Date Time

12/10/20 23:40:57

**LAST REV**

Date Time

11/06/19 10:27:20

danam

9175

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

**SALES INFORMATION****TAX DISTRICT****PAT ACCT.**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TURNER SUSAN J,	72297-380	1	3/5/2019		799,000	No	No		
BATES PAUL G &	67341-172		5/31/2016	Change>Sale	491,000	No	No		
	13126-715		1/1/1977		34,000	No	No	Y	

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/20/2019	671	Siding	16,900	C				
9/12/2016	1102	New Wind	7,550	C				
7/14/2016	970	Redo Kit	50,000		7/14/2016			Kitchen remodel, 2
7/14/2016	981	Manual	4,000		7/14/2016			Replace 2 sections

**ACTIVITY INFORMATION**

Date	Result	By	Name
7/26/2019	SQ Returned	JO	Jenny O
8/31/2018	MEAS&NOTICE	BS	Barbara S
7/18/2017	Measured	DGM	D Mann
7/18/2017	Left Notice	DGM	D Mann
7/18/2017	Permit Visit	DGM	D Mann
3/7/2017	SQ Returned	MM	Mary M
4/1/2009	Measured	372	PATRIOT
4/11/2000	Inspected	276	PATRIOT
2/15/2000	Measured	270	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_

**EXTERIOR INFORMATION**

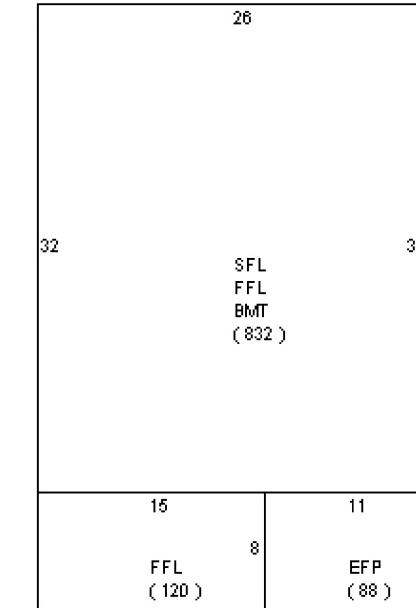
Type:	6 - Colonial	
Sty Ht:	2 - 2 Story	
(Liv) Units:	1	Total: 1
Foundation:	3 - BrickorStone	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:	19 - Texture 111	5%
Roof Struct:	2 - Hip	
Roof Cover:	1 - Asphalt Shgl	
Color:	BLUE	
View / Desir:		

**BATH FEATURES**

Full Bath:	2	Rating: Good
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Good
A HBth:		Rating:
OthrFix:		Rating:

**COMMENTS**

PDAS:

**SKETCH****GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1940
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G18
Fact:	.
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wall:	1 - Drywall
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	4 - Carpet
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wall:	% Sprinkled:

**MOBILE HOME**

Make:		Model:		Serial #:		Year:		Color:	
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**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
19	Patio	D	Y	1	10X13	A	AV	2016	5.13	T	5	101			600		600

**RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units: 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMs: 8 BRs: 3 Baths: 2 HB: 1	

**CONDOS INFORMATION****REMODELING****RES BREAKDOWN**

Exterior:	No Unit	RMS	BRS	FL
Interior:	1	8	3	M
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals				
	1	8	3	

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	First Floor	952	155.810	148,331						
BMT	Basement	832	58.900	49,002	BMT	100	RRM	40	A	
SFL	Second Floor	832	155.810	129,634						
EFP	Enclos Porch	88	58.530	5,151						
Net Sketched Area: 2,704 Total: 332,118										
Size Ad	1784	Gross Are	2704	FinArea	2117					

**IMAGE**

**AssessPro Patriot Properties, Inc**